

# **Statement of Common Ground between the London Borough of Camden and the London Borough of Islington**

December 2025

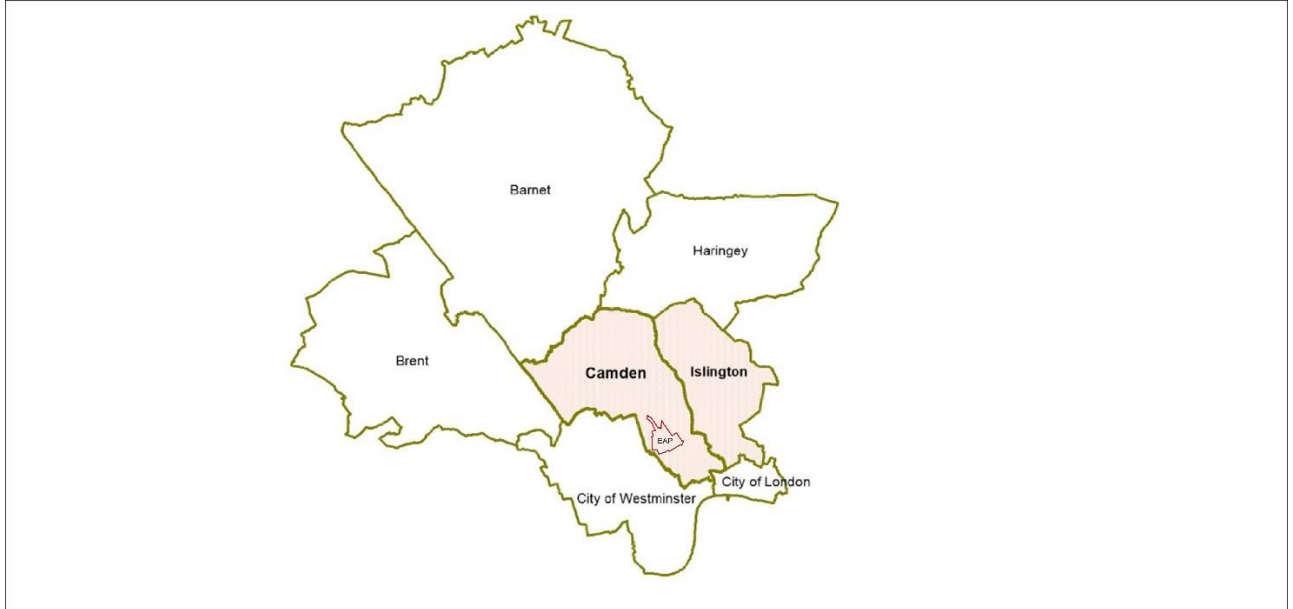


## Introduction

1. This document is the Statement of Common Ground (SoCG) between the London Borough of Camden and the London Borough of Islington.
2. It has been prepared to demonstrate that Camden's Euston Area Plan (EAP) Proposed Submission Draft is 'based on effective joint working on cross boundary strategic matters' in accordance with Paragraph 36 of the National Planning Framework (NPPF) throughout the plan preparation period and will inform further engagement to ensure effective implementation of EAP policies.
3. It focuses on areas of agreement, any areas of disagreement and ongoing discussions between London Boroughs of Camden and Islington on strategic cross boundary matters relevant to the EAP.
4. In the spirit of collaboration, the document has been prepared as a 'live' document, that can be updated as matters progress and agreement is reached on outstanding issues. It therefore includes details on mechanisms for monitoring, reviewing and updating. This should be read in conjunction with the Statement of Common Ground between Camden and Islington prepared for the Islington Local Plan, which was signed July 2019 and for the Camden Local Plan signed November 2025.
5. The EAP is being updated to ensure that the evidence base for key parts of the plan are revised to reflect the most up to date information, constraints, opportunities and priorities, including ensuring that the EAP is consistent with the updated Local Plan and the latest Government position on the construction of HS2 at Euston.
6. Following informal consultation and engagement, proposed updates to the EAP were published for consultation January 2023. An additional consultation was held in Summer 2024. It aimed to provide a 'direction of travel' update in response to the changes and uncertainty following the Government's announcements regarding HS2 and Euston.
7. Islington adopted their Local Plan on the 28 September 2023, which included Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan. The adopted plan sets out a requirement for an immediate focused review of the policy for Gypsy and Travellers. This review started in March 2024 and a consultation on the Draft Gypsy and Travellers Site Assessment Methodology and call for sites, closed in early March 2025. Consultation on a Regulation 18 draft Gypsy and Traveller Local Plan commenced in December 2025, with submission for examination anticipated in Autumn 2026.

## Strategic Geography

8. The SoCG covers the Local Planning Authority areas of the London Boroughs of Camden and Islington and is produced to cover the Euston Area Plan, which is an Area Action Plan. The boundaries of these areas are shown on Figure 1.



*Figure 1: Boundaries of the London Boroughs of Camden and Islington*

### London Borough of Camden and Euston

9. Euston is located in the south of Camden, a diverse inner London Borough with a population of approximately 215,000. It is identified as an Opportunity Area (OA) in the London Plan with potential for large scale development, providing substantial new jobs and homes. In 2021 there were 13,306 people estimated to be living in the EAP area, approximately 6% of the population of the borough. The EAP boundary area has a slightly younger population than Camden as a whole, which itself has a relatively young age profile compared to the national average. The area is home to a diverse population with a comparatively high proportion of residents from Black and Minority Ethnic groups 58% compared to a borough average of 40.5%. The southern part of the EAP area forms part of the Central Activities Zone (CAZ) and the boundary is about 0.5 miles from the border with Islington.

### London Borough of Islington

10. Islington borders Camden to the east, the City of London to the south, and London borough of Haringey to the north. The borough is less than six square miles in size, making it one of the smallest local authorities in the country (by area). There have been significant population increases in recent years making it one of the most densely populated local authorities in the country.

11. A key challenge facing the borough is the contrast within an area which contains both some of the country's most deprived neighbourhoods in close proximity to areas of very considerable wealth. This contrast, and particularly the effects of poverty and lack of affordable housing, are crucial issues for the borough. Islington is also an important employment centre, evidenced by the significant positive net inflow of employees, the fourth highest of all Inner London boroughs. However, business floorspace is the main driver of economic growth in the borough and is considered the best means to meet Islington's significant jobs projections with a projected additional floorspace need for office use of 443,000sqm by 2036.

### **Key strategic matters**

12. Many of the strategic matters and key issues to be addressed through compliance with the duty to co-operate are, in London, a matter for the London Plan or addressed through the preparation of the London Plan. The London Plan is part of the development plan for all planning authorities in London and Local Plans prepared by London boroughs are required to be in general conformity with it.
13. Officers from both authorities have an ongoing and close relationship with Greater London Authority (GLA) officers, attend regular meetings to discuss strategic matters affecting our areas and London as a whole, and have participated in the development and review of the London Plan. Camden meet regularly, and work closely with the GLA on matters relating to Euston.
14. Camden and the Islington have had ongoing dialogue on cross-boundary planning issues for many years, discussing a broad range of planning issues including strategic matters details of which are set out in the Statement of Common Ground for the Local Plan. In addition, Camden and Islington officers have met at key stages of the EAP's production, including on 9 June 2022, 11 July 2024, 17 July 2025.
15. The statement of Common Ground prepared for Camden's Local Plan sets out the main strategic issues that the authorities have collaborated on and these are:
  - Housing need
  - Meeting the accommodation needs of Gypsies and Travellers
  - Tall buildings
  - WasteFurther detail on Euston specific aspects are set out below:

### **Housing**

16. It is noted that because the EAP covers a part of the borough it does not contain a housing requirement, instead it seeks to deliver the housing targets which are set out in the Camden Local Plan.

17. In the region of 2,000 homes are expected to be delivered in the Euston Area in the EAP period up to 2051. The capacity for homes is reduced in the EAP update when compared to the adopted EAP, due to the reduction in land that it is assumed will be enabled for development (following directions from Central Government to cut costs and complexity), with a significant reduction in decking over the Cuttings area where residential development is focussed. This reduction in housing capacity does not result in any requirement for the shortfall to be met within Islington, and Camden will continue to seek to meet its overarching housing targets through the measures set out in its Local Plan.
18. The EAP seeks to accommodate most of the growth above the station and tracks and takes into account the potential areas over the station and tracks where funded development is possible, reflecting building constraints and cost savings.

### **Tall buildings**

19. The Euston Area Plan identifies a number of potential sites for tall buildings, including on Euston Road, which continues on to become Pentonville Road in LB Islington. Camden has shared modelling it has undertaken to inform capacity studies for information.
20. The adopted Islington Local Plan and Camden's Submission Draft Plan both include a Tall Building Policy, details of changes made to respond to Islington's comments on Camden's tall building policy are detailed in the statement for Common Ground for the Local Plan.

### **Governance arrangements**

21. This Statement has been informed by ongoing engagement between Camden and Islington (as set out in Appendix 1). It has been prepared as a 'living' document, which will be reviewed and updated at key stages in the plan-making processes of either authority and will form a key part of implementation of Local Plan policies and any future Local Plan reviews (for both authorities).
22. Specific officer-level meetings to discuss cross-boundary issues will continue to be held, together with attendance at sub-regional or London wide group and partnership meetings where cross boundary issues are discussed.
23. Officers in each local authority will feed back to senior officers any relevant issues raised in discussions. Likewise, any senior level discussions on relevant cross-boundary issues will inform discussions on strategic planning matters.

## Timetable for review and ongoing cooperation

24. The following table details the proposed timetable for key stages in Local Plan reviews, which will inform timings of future discussions. At these key stages, this Statement will be considered and updated, if necessary.

<b>Borough</b>	<b>Plan Review – Reg 18 date</b>	<b>Plan Review – Reg 19 date</b>	<b>Plan Review – Anticipated submission date</b>
<b>London Borough of Camden</b>	<i>Informal consultation September 2021 onwards</i>  EAP proposed updates consultation January 2023  EAP direction of travel consultation July 2024	Jan – Feb 2026	Spring 2026
<b>London Borough of Islington</b>	Local Plan adopted 28 September 2023	Gypsy and Traveller Local Plan review started March 2024  Reg 18 December 2025 to Feb 2026	Autumn 2026

## Signatures

25. Both parties agree that this Statement is an accurate representation of matters discussed, and issues agreed upon. We confirm that the information in this Statement of Common Ground reflects the joint working to address identified strategic matters that has been undertaken between the London Borough of Camden and Islington. The authorities will continue to work collaboratively to address cross-boundary issues and to meet the duty to cooperate.

### **LONDON BOROUGH OF CAMDEN**

**Name:** Mary-Ann Lewis

**Position:** Head of Euston Regeneration

**Signature:** 

**Date:** 7<sup>th</sup> January 2026

### **LONDON BOROUGH OF ISLINGTON**

**Name:** Mike Carless

**Position:** Team Leader planning policy

**Signature:** 

**Date:** 23/12/2025

**Appendix 1 – Liaison meetings between the Camden and Islington**

<b>Date</b>	<b>Title/Purpose</b>	<b>Key actions</b>
26 January 2017	London Borough of Camden and Islington DtC meeting	Discussed progress of Local Plans.
26 April 2018	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to both boroughs.
13 March 2019	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to both boroughs.
3 March 2021	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to both boroughs.
9 June 2022	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to both boroughs.
14 September 2023	London Borough of Camden and Islington DtC meeting	Discussed progress of Local Plans and Article 4 progress
11 July 2024	London Borough of Camden and Islington DtC meeting	Discussed progress of local Plan, Housing matters, Tall Buildings, Retro fit approach and engagement strategies.
19 June 2025	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to both boroughs.